140.0	0001	0006.C	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	758,200	/	758,200
USE VALUE:	758,200	/	758,200
ASSESSED:	758,200	/	758,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOWLETT J SCOTT
Owner 2:	HOWLETT KATHRYN K
Owner 3:	
Street 1:	23 SCITUATE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HOWLETT J SCOTT -
Owner 2:	HOWLETT KATHRYN K -
Street 1:	23 SCITUATE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476-6208

NARRATIVE DESCRIPTION

This parcel contains .16 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Wood Shingle Exterior and 1989 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6948.000	255,400		502,800	758,200
Total Card	0.160	255,400		502,800	758,200
Total Parcel	0.160	255,400		502,800	758,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.20 /Parcel: 381.20

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 89610

GIS Ref

GIS Ref

Insp Date 05/09/18

!10784!

PREVIOUS ASSESSMENT

Parcel ID 140.0-0001-0006.C

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	255,400	0	6,948.	502,800	758,200		Year end	12/23/2021
2021	101	FV	246,700	0	6,948.	502,800	749,500		Year End Roll	12/10/2020
2020	101	FV	246,700	0	6,948.	502,800	749,500	749,500	Year End Roll	12/18/2019
2019	101	FV	204,400	0	6,948.	471,300	675,700	675,700	Year End Roll	1/3/2019
2018	101	FV	204,400	0	6,948.	389,600	594,000	594,000	Year End Roll	12/20/2017
2017	101	FV	204,400	0	6,948.	358,200	562,600	562,600	Year End Roll	1/3/2017
2016	101	FV	204,400	0	6,948.	326,800	531,200	531,200	Year End	1/4/2016
2015	101	FV	191,800	0	6,948.	320,500	512,300	512,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:21:56

LAST REV

Date	Time
05/30/18	09:06:17
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10784

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VORST LISA M	30432-94		7/16/1999		318,100	No	No		
BALYOZIAN JOHN	26090-277		2/29/1996		229,000	No	No		Y

USER DEFINED

Prior Id # 1:	89610
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/16/2002	248	New Wind	10,500	C				14 REPLACEMENT WIN

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2018	Entry Denied	DGM	D Mann
5/8/2018	MEAS&NOTICE	BS	Barbara S
11/5/2008	Meas/Inspect	355	PATRIOT
4/7/2000	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/17/1999	Entry Denied	243	PATRIOT
1/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6948		Sq. Ft.	Site		0	80.	0.90	9									502,752						502,800	

Total AC/HA:	0.15950	Total SF/SM:	6948	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	502,752	Spl Credit		Total:	502,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.32873297
Const Adj.:	1.00488567
Adj $ / SQ:	146.875
Other Features:	87000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	370203
Depreciation:	114763
Depreciated Total:	255440

COMMENTS

OF=SHOWER IN FULL BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

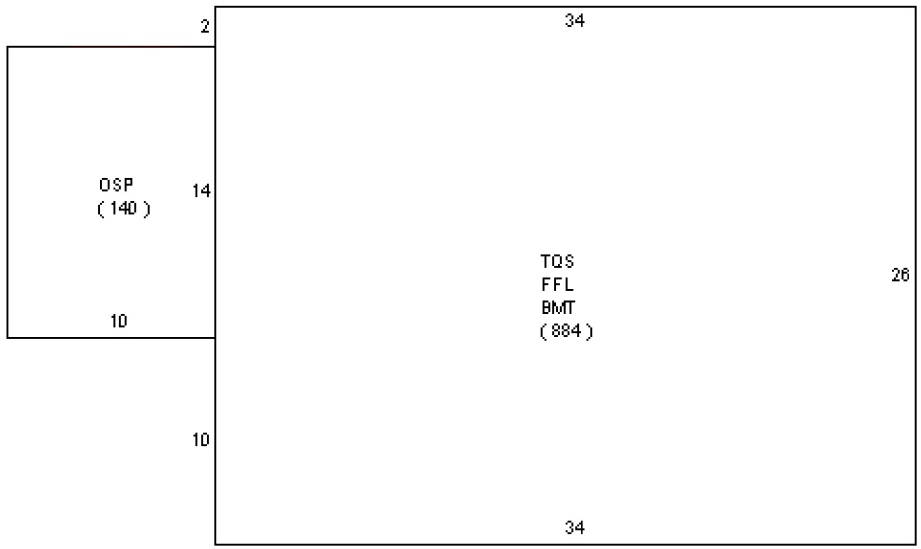
No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	146.87
Special Features:	0	Val/Su Net:	99.34
Final Total:	255400	Val/Su SzAd	165.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	884	58.380	51,610
FFL	First Floor	884	146.870	129,837
TQS	3/4 Story	663	146.870	97,378
OSP	Screen Porch	140	31.270	4,377

Net Sketched Area:	2,571			Total:	283,202
Size Ad	1547	Gross Area	2792	FinArea	1989

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

140.0-0001-0006.C

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: